

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

321 Nott Street, Port Melbourne Vic 3207

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,900,000

&

\$2,050,000

Median sale price

Median price \$1,745,000

Property Type House

Suburb Port Melbourne

Period - From 01/10/2020

to

30/09/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	13/297 Dorcas St SOUTH MELBOURNE 3205	\$2,050,000	16/10/2021
2	153 Nott St PORT MELBOURNE 3207	\$1,975,000	03/09/2021
3	57 Esplanade West PORT MELBOURNE 3207	\$1,930,000	28/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

10/12/2021 13:36



3 2 0

Property Type: House

Agent Comments

Cheyne Fox
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Indicative Selling Price

\$1,900,000 - \$2,050,000

Median House Price

Year ending September 2021: \$1,745,000

Comparable Properties



13/297 Dorcas St SOUTH MELBOURNE 3205 (REI)

Agent Comments

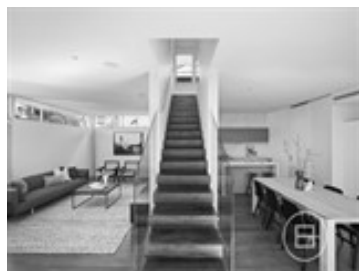
3 3 2

Price: \$2,050,000

Method: Sold After Auction

Date: 16/10/2021

Property Type: House (Res)



153 Nott St PORT MELBOURNE 3207 (REI/VG)

Agent Comments

3 2 1

Price: \$1,975,000

Method: Private Sale

Date: 03/09/2021

Property Type: House

Land Size: 287 sqm approx



57 Esplanade West PORT MELBOURNE 3207 (REI)

Agent Comments

3 2 1

Price: \$1,930,000

Method: Auction Sale

Date: 28/10/2021

Property Type: House (Res)